केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate

REGIONAL OFFICE, SURAT

DEMAND NOTICE [SECTION 13(2)]
TO BORROWER/GUARANTOR/MORTGAGOR

Ref: SRTRO/13(2)/AUG2026/PV/HAZIRAICHHAPORE **Date: 25.08.2026**

To,

SN	BORROWER/S / CO-BORROWER/s	SN	GUARANTOR/S
1.	MR PRATIKBHAI PRAFULLBHAI VASAVA ADD1: S/O VASAVA PRAFULBHAI, 1051, OM NAGAR OPPOSITE MILLENIUM SQUARE, KHARWASA ROAD DINDOLI, TALUKA-CHORASI, DIST-SURAT, GUJARAT-394210 ADD2: 59, PRIYANKA TOWANSHIP CITY-1, OPPOSITE DINDOLI BUS STOP, KHARWASA ROAD, SURAT, GUJARAT-394210 ADD:PLOT NO 1051, OM NAGAR, MOJE VILLAGE-DINDOLI, TALUKA-CHORYASI, DIST-SURAT, GUJARAT-394210	1.	MR CHHOTUBHAI CHHANABHAI RATHOD ADD1: 6 HALPTIVAS BH NAVAGAM, DINDOLI ROAD, UDHNA, TALUKA-CHORASI, DIST-SURAT, GUJARAT-394210

Dear Sir,

Sub: Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

****

The undersigned being the Authorized Officer of **Canara Bank, Hazira Ichhapore Branch** (hereinafter referred to as "the secured creditor"), appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred as the "Act") do hereby issue this notice to you as under:

That **Sri/Smt/M/s PRATIKBHAI PRAFULLBHAI VASAVA** (hereinafter referred to as "the Borrower") and **Sri NA** hereinafter referred to as "the Co-Borrower") has availed credit facility / facilities stated in the **Schedule A** hereunder and have entered into the security agreement/s in favour of the secured creditor. While availing the said financial assistance, you have expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above-mentioned agreements.

That **Sri/Smt/M/s CHHOTUBHAI CHHANABHAI RATHOD** (hereinafter referred to as "the Guarantor") has guaranteed the payment on demand of all moneys and discharge all obligations and liabilities owing or incurred to the secured creditor by the Borrower for credit facilities up to the limit of Rs 14,62,000/- (Rupees Fourteen Lakh Sixty Two Thousand **Only)** with interest thereon.

You (The person mentioned in schedule B) are also entered into agreements against the secured assets, which are detailed in Schedule B hereunder.

However, from **May -2026** the operation and conduct of the said financial assistance / credit facilities have become irregular. The books of account maintained by the secured assets shows that the liability of the Borrower towards the secured creditor as **on 23/08/2026 amounts to Rs. 7,58,128.87/- (Rupees Seven Lakh Fifty-Eight Thousand One Hundred Twenty-Eight and**

Confidential

Paisa Eighty-Seven Only) + further Interest and charges less recovery thereon, the details of which together with future interest rate are stated in **Schedule C** hereunder. It is further stated that the Borrower/Guarantor having failed to keep up with the terms of the above said agreement in clearing the dues of the secured creditor within the time given and have been evasive in settling the dues. The operation and conduct of the above said financial assistance / credit facility/ies having come to a standstill and as a consequence of the default committed in repayment of principal debt/ instalment and interest thereon, the secured creditor was constrained to classify the debt as **Non-Performing Asset (NPA) as on 21/08/2026** in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India.

The secured creditor through this notice brings to your attention that the Borrower has failed and neglected to repay the said dues/ outstanding liabilities and hence hereby demand you under Section 13(2) of the Act, by issuing this notice to discharge in full the liabilities of the Borrower as stated in **Schedule C** hereunder to the secured creditor **within 60 days from the date of receipt of this notice**. Further, it is brought to your notice that you are also liable to pay future interest at the rate of **10.10% [{RLLR+0.10%+2 % (Penal Interest)}, Present RLLR RATE 8.00 %]** per annum together with all costs, charges, expenses, penal interest and incidental expenses with respect to the proceedings undertaken by the secured creditor in recovering its dues.

Please take note of the fact that if you fail to repay to the secured creditor the aforesaid sum of **Rs. 7,58,128.87/- (Rupees Seven Lakh Fifty-Eight Thousand One Hundred Twenty-Eight and Paisa Eighty-Seven Only) as on 23/08/2026 + further Interest and charges less recovery thereon** together with further interest (**as stated in schedule C**) and incidental expenses and costs as stated above in terms of this notice under Section 13(2) of the Act, the secured creditor will exercise all or any of the rights detailed under sub-section (4)(a) and (b) of Section 13, the extract of which is given here below to convey the seriousness of this issue:

13(4)- In case the Borrower/Guarantor fails to discharge liability in full within the period specified in sub-section (2), the secured creditor may take recourse to one or more of the following measures to recover his secured debt, namely.

(a) Take possession of the secured assets of the Borrower/Guarantor including the right to transfer by way of lease, assignment or sale for realizing the secured asset.

(b) Take over the management of the business of the Borrower including the right to transfer by way of lease, assignment or sale for realizing the secured asset:

Provided that the right to transfer by way of lease, assignment or sale shall be exercised only where the substantial part of the business of the Borrower is held as security for the debt.

Provided further that where the management of whole of the business or part of the business is severable, the secured creditor shall take over the management of such business of the borrower which is relatable to the security for the debt and under other applicable provisions of the said Act.

Your attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

You are also put on notice that in terms of **Section 13(13) the Borrower/Guarantor shall not transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule B**

Confidential

hereunder without obtaining written consent of the secured creditor. It is further brought to your notice that any contravention of this statutory injunction/ restraint, as provided under the said Act, is an offence and if for any reason, the secured assets are sold or leased out in the ordinary course of business, the sale proceeds or income realized shall be deposited with the secured creditor. In this regard you shall have to render proper accounts of such realization / income. This notice of Demand is without prejudice to and shall not be construed as waiver of any other rights or remedies, which the secured creditor may have including further demands for the sums found due and payable by you.

This is without prejudice to any other rights available to the secured creditor under the Act and/or any other law in force.

Please comply with the demand under this notice and avoid all unpleasantness. In case of non-compliance, further needful action will be resorted to, holding you liable for all costs and consequence.

Thanking you

Yours faithfully,

कृते केनरा बैंक / FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER

AUTHORIZED OFFICER

Confidential

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

REGIONAL OFFICE, SURAT

SCHEDULE -A

[Details of the credit facility/ies availed by the Borrower]

SN	Loan No.	Nature of Loan/Limit	Date of Sanction	Amount (Rs)
1	3428619000028	HOUSING LOAN	14/02/2014	14,62,000/-

SCHEDULE -B

[Details of security assets]

Details of movable assets

SN	Description	Name of the title holder
1.	NA	NA

Details of Immovable Assets

SL	Nature	Name of the title holder
1.	All that piece and parcel of immovable property known as Plot No 1051 Revenue Survey No 91, Block No 387, T.P. Scheme No 69 (Godadara- Didoli) Final Plot No 122/A, 122/B, 122/C, 122/D, 122/E, 122/F and 122/G, out of the open plots for residential purposes in the Society known as "OM NAGAR" organized on uncultivated land registered with Plot No 1051 open plot land, measuring total area 39.01 Square Meters, Open land and the undivided shares falling in the road and COP and all the internal and external joint ownership rights,interest powers etc from the sky to the earth at Moje Village-Dindoli, Subdistrict-Surat City, Dist-Surat, Gujarat having Boundaries : North : Boundary of Plot No 1050, South : Boundary of Plot No 1052 East : Boundary of Plot NO 1070 West: Adj Society Road,	MR PRATIKBHAI PRAFULLBHAI VASAV
	AS PER SALE DEED	
	CERSAI Registration No- 400007009772	

SCHEDULE - C

[Details of liability as on 23/08/2026]

Sl No	Loan No	Nature of Loan/Limit	Principal	Interest and other charges	Total Liability	Rate of Interest
1	3428619000028	HOUSING LOAN	7,34,612.01/-	23,516.86/-	Rs. 7,58,128.87/- (Rupees Seven Lakh Fifty-Eight Thousand One Hundred Twenty-Eight and Paisa Eighty-Seven Only)	10.10%
		Total			Rs. 7,58,128.87/-	

कृते केनरा बैंक FOR CANARA BANK

प्राधिकृत अधिकारी / AUTHORISED OFFICER

Confidential